

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ruthe E. Badger, Regional Director

Horicon Service Center
N7725 STH 28
Horicon, Wisconsin 53032
Telephone 920-387-7860
FAX 920-387-7888

June 5, 2000

Tom Reinsch
Condon Companies
P.O. Box 184
Ripon, WI 54971

Subject: Closure of Kloostra Fueling Facility, CTH B, Cambria
BRRTS# 02-11-104695 PDF

Dear Mr. Reinsch:

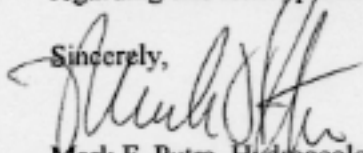
On September 9, 1999, your site was reviewed for closure by the South Central Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On September 10, 1999, you were notified that the Closure Committee had granted conditional closure to this case.

On June 2, 2000, the Department received correspondence indicating that you have complied with the conditions of closure, which were as follows; filing of a groundwater use restriction and abandonment of the monitoring wells. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

However, please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the number below.

Sincerely,


Mark F. Putra, Hydrogeologist
Remediation & Redevelopment
Telephone: (920) 387-7867
Putram@dnr.state.wi.us

Cc: Tim Welch, Sigma Env., 220 East Ryan Road, Oak Creek, WI 53134-4533

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Lot 1. Certified Survey Map No. 1206, recorded in Volume 5 of Surveys, page 198, as Document No. 466538, Village of Cambria, Columbia County, Wisconsin.

(Being located in the Southeast Quarter of the Northwest Quarter and Northeast Quarter of the Southwest Quarter, Section 6, Township 12 North, Range 12 East.)

STATE OF WISCONSIN)
)SS
COUNTY OF COLUMBIA)

STATE OF WISCONSIN }
COLUMBIA COUNTY } ss
RECEIVED FOR RECORD

MAY 23 2000

Req. of Deeds at 8:00 AM

Recording Area

Name and Return Address

CONDON OIL CO
VICKI GACK
PO BOX 184
RIPON, WI 54971

1111VCA 298.B
Parcel Identification Number (PIN)

WHEREAS, CONDON OIL CO. is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property, and Benzene-contaminated groundwater above ch. NR 140, Wis. Adm. Code, enforcement standards existed on this property on the following date and at the following location: on September 21, 1998, at the location of the former sump, with a concentration of 210 micrograms per liter. The location of the former sump is depicted on Exhibit A which is attached and hereby made a part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code, groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, B. Kent Bauman asserts that he is duly authorized to sign this document on behalf of Condon Oil Company.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 17th day of MAY, 2000.

Signature: B. Kent Bauman
Printed Name: B. KENT BAUMAN
Title: PRESIDENT

Subscribed and sworn to before me
this 17th day of May, 2000.

Jeffrey R. Bernier
Notary Public, State of WISCONSIN
My commission 2-8-04

This document was drafted by the Wisconsin Department of Natural Resources based on comments from Condon Oil Co.

STATE BAR OF WISCONSIN FORM 1 1982
WARRANTY DEED

565079
DOCUMENT NO.

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

JAN 30 1997

Denny J. Juel

Reg. of Deeds at 10:45 AM

This Deed, made between GARY KLOOSTRA
a single person,
d/b/a Kloostra Oil Co.

and CONDON OIL CO. Grantor,

Grantee.
Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Columbia
County, State of Wisconsin:

Transfer to:
18.00
NT7

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

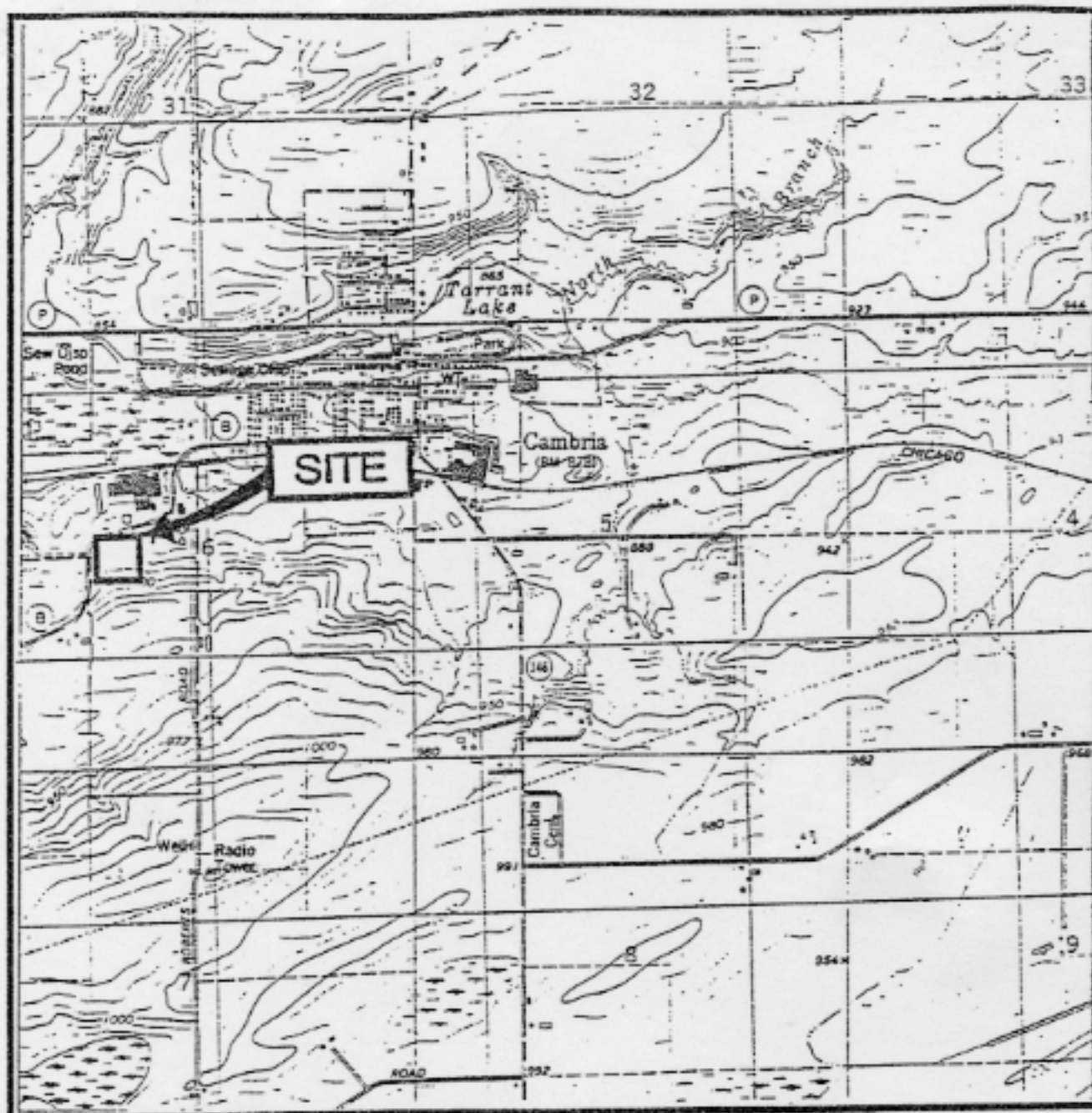
KENT BAUMAN
P.O. Box 164
Ripon, WI 54971

298.2

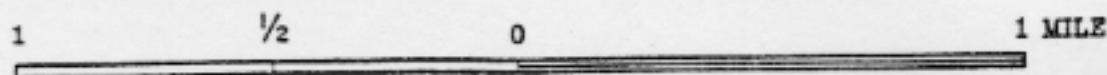
(Parcel Identification Number)

Lot 1. Certified Survey Map No. 1206, recorded in Volume 5 of Surveys,
page 198, as Document No. 466538, Village of Cambria, Columbia County,
Wisconsin.

(Being located in the Southeast Quarter of the Northwest Quarter and
Northeast Quarter of the Southwest Quarter, Section 6, Township 12
North, Range 12 East.)



SE/4, NW/4 Sec. 6 T. 12N R. 12E



WISCONSIN

ADAPTED FROM U.S.G.S. 7.5 MINUTE SERIES, RANDOLPH, WISCONSIN QUADRANGLE DATED 1980

CONDON - KLOOSTRA PROPERTY
COUNTY HIGHWAY B, CAMBRIA, WISCONSIN

SIGMA
ENVIRONMENTAL SERVICES INC.

DATE: 4-9-97

DR. BY: BEB

DR. # 3534-001

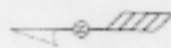
SCALE: SEE ABOVE

SITE LOCATION MAP

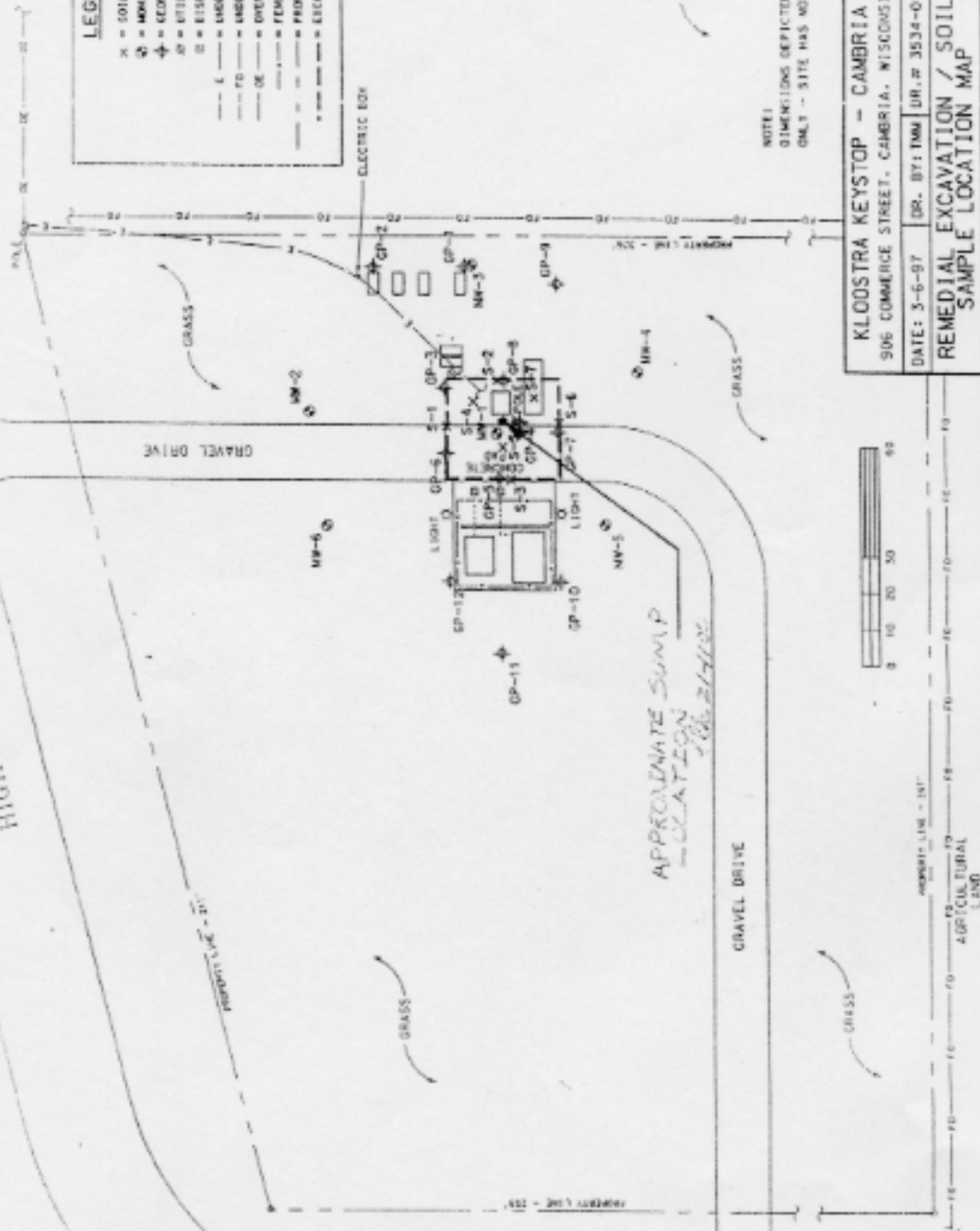
FIGURE 1

EXHIBIT A

Scale 1" = 30'



HIGHWAY B

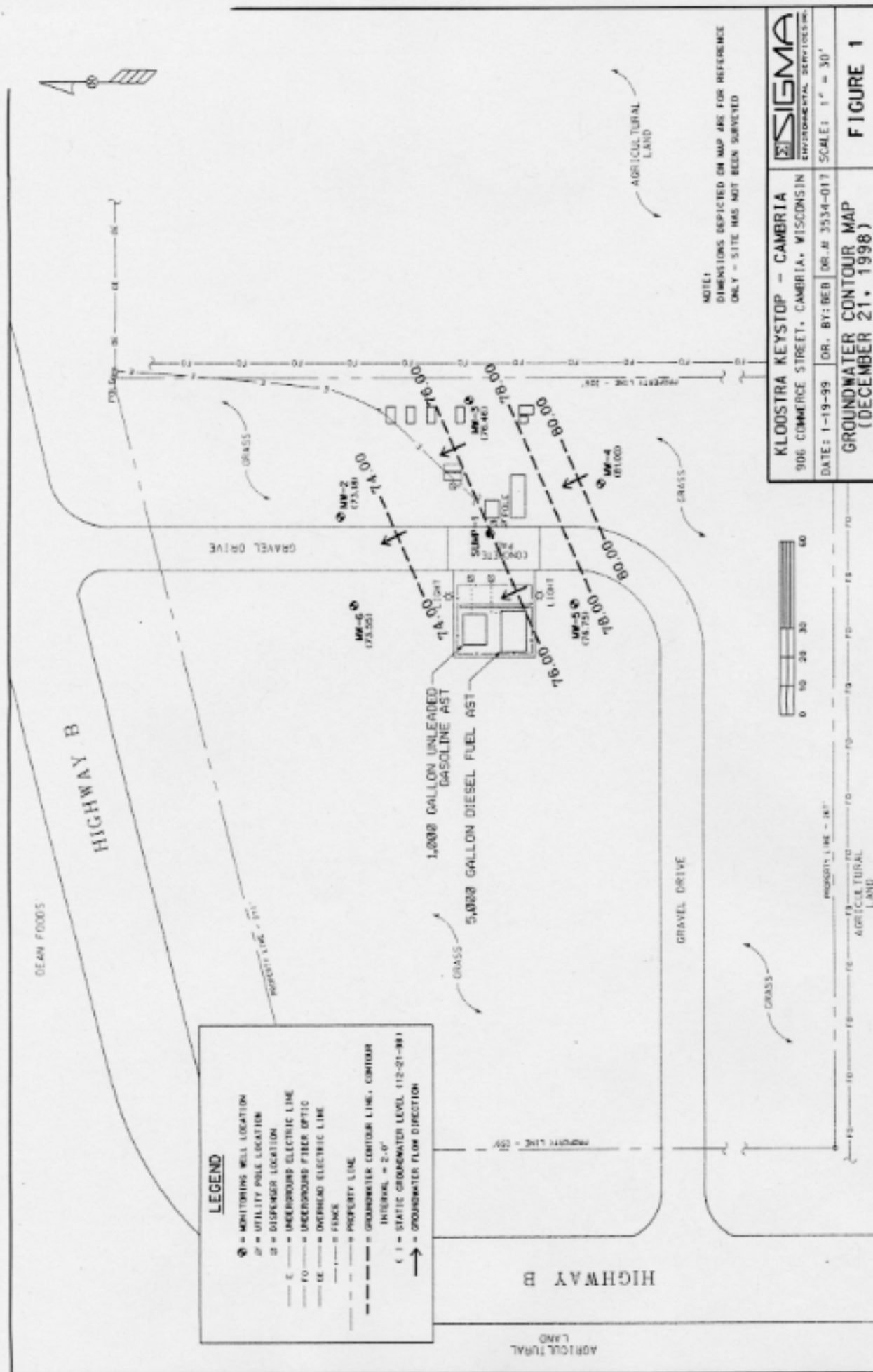


LEGEND

- X = SOIL SAMPLE LOCATION
- ⊗ = MONITORING WELL LOCATION
- ⊕ = GEOPHYSICAL LOCATION
- ⊙ = UTILITY POLE LOCATION
- ⊖ = RESPONDER LOCATION
- = UNDERGROUND ELECTRIC LINE
- = UNDERGROUND FIBER OPTIC
- = OVERHEAD ELECTRIC LINE
- = FENCE
- = PROPERTY LINE
- = EXCAVATION BOUNDARY

NOTE:
DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE
ONLY - SITE HAS NOT BEEN SURVEYED

SIGMA ENVIRONMENTAL SERVICES INC.	
KLOOSTRA KEYSTOP - CAMBRIA 906 COMMERCE STREET, CAMBRIA, WISCONSIN	
DATE: 3-6-97	DR. BY: TMM DR. # 3534-013
REMEDIAL EXCAVATION / SOIL SAMPLE LOCATION MAP	
SCALE: 1" = 30'	
FIGURE 2	



HIGHWAY B

GROUNDWATER QUALITY RESULTS									
SAMPLE I.D.	DATE	DETECTABLE RANGE (ug/L)	STANDARD RANGE (ug/L)	TOTAL CHLORIDE (mg/L)	CHLORIDE (mg/L)	CHLORIDE (mg/L)	CHLORIDE (mg/L)	CHLORIDE (mg/L)	CHLORIDE (mg/L)
MW-1	8/8/02/96	1,400	45	1,300	700	1,400	2,000	2,000	2.5
MW-2	8/8/02/96	2,200	100	1,740	1,700	1,400	2,000	2,000	2.5
MW-3	8/8/02/96	47	6.5	137	100	100	100	100	2.5
MW-4	8/8/02/96	2.5	0.18	13.6	2.4	100	100	100	2.5
MW-5	8/8/02/96	0.5	0.15	0.9	0.7	0.9	0.9	0.9	2.7
MW-6	8/8/02/96	0.8	0.18	0.7	0.4	0.4	0.4	0.4	0.8
MW-7	11/04/96	0.6	0.18	0.8	0.8	0.8	0.8	0.8	0.8
MW-8	11/04/96	0.6	0.18	0.8	0.8	0.8	0.8	0.8	0.8
MW-9	11/04/96	0.6	0.18	0.8	0.8	0.8	0.8	0.8	0.8

GRD = GROUNDWATER RANGE ORGANICS
 CRD = DIESEL RANGE ORGANICS
 NT = NOT TESTED

ALL RESULTS ARE REPORTED IN MICROGRAMS PER LITER (ug/L)

LEGEND

- MONITORING WELL LOCATION
- UTILITY POLE LOCATION
- DISPENSER LOCATION
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC
- OVERHEAD ELECTRIC LINE
- FENCE
- PROPERTY LINE
- INFERRED EXTENT OF IMPACTED GROUNDWATER ABOVE 140 PREVENTIVE ACTION LIMITS

NOTE:
 DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE ONLY - SITE HAS NOT BEEN SURVEYED

AGRICULTURAL LAND

GRAVEL DRIVE

HIGHWAY B

AGRICULTURAL LAND

SIGMA
 ENVIRONMENTAL SERVICES, INC.

KLOOSTRA KEYSTOP - CAMBRIA
 905 COMMERCE STREET, CAMBRIA, WISCONSIN

DATE: 3-6-97 DR. BY: TMM DR. # 3034-010

SCALE: 1" = 30'

FIGURE 9



PROPERTY LINE - 20'

AGRICULTURAL LAND

TABLE A
HISTORICAL GROUNDWATER QUALITY LABORATORY RESULTS
(DETECTED COMPOUNDS ONLY)
KLOOSTRA KEYSTOP-CAMERA
906 CONNELLY STREET
CAMBRIDGE, WISCONSIN

Compounds	MW-1			MW-2			MW-3			ES		
	06/02/98	08/29/98	12/08/97	03/10/98	06/29/98	09/21/98	06/29/98	09/21/98	08/02/98	06/29/98	09/21/98	06/29/98
GRO	6400	14000	4100	61	330	NT	510	<100	3300	8300	NT	<50
DRO	2500	2500	2100	NT	NT	NT	280	<100	660	NT	NT	<50
Benzene	1400	2200	570	4.0	135	270	47	2.9	250	650	150	<0.13
Toluene	250	1900	420	<0.20	17	150	100	2.4	810	2300	280	<0.20
Ethylbenzene	46	100	21	<0.22	0.9	30	8.6	<1.8	72	200	25	<0.22
Total Xylenes	1500	1940	660	2.9	21	340	137	13.8	800	3300	330	<0.23
MTBE	8.4	<31	8.3	<1.0	<0.18	<2.0	<1.5	<1.6	<1.0	<0.80	<0.33	<0.16
1,2,4-Trimethylbenzene	990	630	180	<0.22	4.3	140	22	2.1	140	350	65	<0.22
1,3,5-Trimethylbenzene	84	170	94	<0.29	1.3	37	7.1	<1.8	36	86	16	<0.29
Soluble Lead	<2.0	NT	2.4	1.3	NT	NT	<2.0	NT	1.6	<0.89	NT	<0.89
Isopropylbenzene	26	NT	NT	NT	NT	NT	<1.9	NT	NT	NT	NT	<1.6
n-Propylbenzene	31	NT	NT	NT	NT	NT	2.5	NT	NT	NT	NT	NT
Naphthalene	45	NT	NT	NT	NT	NT	9.6	NT	NT	NT	NT	NT
p-Isopropyltoluene	2.6	NT	NT	NT	NT	NT	<2.0	NT	NT	NT	NT	NT
sec-Butylbenzene	7.8	NT	NT	NT	NT	NT	<2.3	NT	NT	NT	NT	NT
1-Methylnaphthalene	10	NT	NT	NT	NT	NT	<0.24	NT	NT	NT	NT	NT
2-Methylnaphthalene	16	NT	NT	NT	NT	NT	<0.24	NT	NT	NT	NT	NT
Acenaphthylene	4	NT	NT	NT	NT	NT	<0.24	NT	NT	NT	NT	NT
1,2-Dichloroethane	2.6	NT	NT	NT	NT	NT	2.5	NT	NT	NT	NT	NT

Key:

- MTBE = Methyl tert butyl ether
- GRO = Gasoline Range Organics
- DRO = Diesel Range Organics
- NT = Analyte not tested
- ES = Enforcement Standard
- PAL = Preventative Action Limit
- NT = Exceeds NR 140 ES
- NES = No established standard

Note: All results are reported in micrograms per liter (ug/l)

Sump S-1 replaced monitoring well MW-1 which was abandoned by complete removal during excavation activity.

TABLE 4

HISTORICAL GROUNDWATER QUALITY LABORATORY RESULTS

DETECTED COMPOUNDS ONLY

KLOOSTRA KEYSTOP CAMBRIA

906 COMMERCE STREET

CAMBRIA, WISCONSIN

Compounds	MW-4					MW-5					MW-6					ES	PAL
	11/04/96	12/08/97	03/30/98	06/29/98	06/21/98	11/04/96	12/08/97	03/30/98	06/29/98	06/21/98	11/04/96	12/08/97	03/30/98	06/29/98	06/21/98		
GRO	<50	<50	<50	<50	NT	<50	<50	<50	<50	NT	<50	<50	<50	<50	NT	NES	NES
DRO	<100	170	NT	NT	NT	<100	110	NT	NT	NT	110	<100	NT	NT	NT	NES	NES
Benzene	<0.6	<0.16	<0.13	<0.13	<0.13	<0.6	<0.16	0.13	<0.13	<0.13	<0.6	<0.16	<0.13	<0.13	<0.13	5.0	0.5
Toluene	<1.0	<0.36	<0.20	<0.20	<0.20	0	<0.36	<0.20	0.22	<0.20	<1.0	<0.36	<0.20	0.23	<0.20	343	68.8
Ethylbenzene	<1.0	<0.29	<0.22	<0.22	<0.22	<1.0	<0.29	<0.22	<0.22	<0.22	<1.0	<0.29	<0.22	<0.22	<0.22	700	140
Total Xylenes	<1.0	<0.94	<0.23	<0.23	<0.23	<1.0	<0.94	<0.23	0.5	<0.23	<1.0	<0.94	<0.23	0.35	<0.23	620	124
MTBE	<1.0	<0.20	<0.16	<0.16	<0.16	<1.0	<0.20	<0.16	<0.16	<0.16	<1.0	<0.20	<0.16	<0.16	<0.16	60	12
1,2,4-Trimethylbenzene	<1.0	<0.30	<0.22	<0.22	<0.22	<1.0	<0.30	<0.22	<0.22	<0.22	<1.0	<0.30	<0.22	<0.22	<0.22	480	96
1,3,5-Trimethylbenzene	<1.0	<0.34	<0.29	<0.29	<0.29	<1.0	<0.34	<0.29	<0.29	<0.29	<1.0	<0.34	<0.29	<0.29	<0.29	480	96
Soluble Lead	<2.0	<1.6	<0.89	<50	NT	<2.0	<1.6	<0.89	NT	NT	<2.0	<1.6	<0.89	NT	NT	15	1.5
Isopropylbenzene	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	NES	NES
n-Propylbenzene	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	NES	NES
Naphthalene	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	40	8.0
p-Isopropyltoluene	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	NES	NES
sec-Butylbenzene	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	NES	NES
1-Methylnaphthalene	<0.5	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	<0.5	NT	NT	NT	NT	NES	NES
2-Methylnaphthalene	<0.5	NT	NT	NT	NT	<0.5	NT	NT	NT	NT	<0.5	NT	NT	NT	NT	NES	NES
Acenaphthylene	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	NES	NES
1,2-Dichloroethane	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	<1.0	NT	NT	NT	NT	5.0	0.05

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Samp S-1 replaced monitoring well MW-1 which was abandoned by complete removal during excavation activities